

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- Date _____ Initials _____
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5RT.262** Parcel number(s): **133477001**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Milner Building**
- 6. Current Building Name: **Steamboat Art Company Building, et. al.**
- 7. Building Address: **903/907 Lincoln Avenue**
- 8. Owner Name: **JGS Homeowners' Association**
- Owner Organization:
- Owner Address: **903 Lincoln Avenue**
Steamboat Springs, CO 80477



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Not Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
NW ¼ of NE ¼ of NE ¼ of NW ¼ of Section 17
10. UTM reference (Datum: NAD27)
 Zone: **13** **344441 mE** **4483192 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **JGS Condos Common Area (replat of Lot 1, Block 31)**
 Addition: **Original Addition of Steamboat Springs** Year of addition: **1884**
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **Length: 140 feet x Width: 50 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **N/A**
21. General architectural description:
This is a large, single-story, commercial building located at the western corner of Lincoln Avenue and 9th Street in downtown Steamboat Springs. Overall, the building measures 50' NW-SE (across) by 140' NE-SW (deep), and it is supported by a low coursed sandstone foundation. The building appears to consist of a ~50' by ~90' main section to the front, and a ~50' by ~50' concrete block extension to the southwest (rear) elevation. The main front section appears to be of brick construction, with stylized wooden facades applied to the northeast and southeast elevations.

A prominent corner entry faces the intersection on the east elevation. Here, a set of paired, stained natural brown, glass-in-wood-frame doors enter into the Steamboat Art Company. These doors are topped by a large transom light, beneath a segmental wooden arch. A wooden rounded arch parapet forms the top of the wall surface, extending above the roof line over the corner entry. This entry is further accented by an open segmental arch structure which projects out over the sidewalk. This arched structure is supported by two 6" by 6" wood posts set on high stone-faced pedestals. The corner entry is flanked on its northeast side (facing Lincoln Avenue) by a band of four single-light storefront display windows, with transom lights. These windows have painted green wood frames with painted yellow wood trim, and painted green, red and yellow wood-paneled kick plates. The corner entry is flanked on its southeast side (facing 9th Street) by another band of four single-light storefront display windows, also with transom lights, painted green wood frames with painted yellow wood trim, and painted green, red and yellow wood-paneled kick plates. Above the windows, the upper walls are clad with painted red horizontal weatherboard siding, with painted green wood trim, on both the northeast and southeast elevations. Wooden signbands advertising the "Steamboat Art Company," are affixed to the upper wall, over the

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corner entry, and along the southeast elevation. The words "Steamboat Art Company" are also stenciled in the transom windows on the northeast elevation.

Another storefront for the "Steamboat Shoe Market" forms the northwest half of the façade, facing toward Lincoln Avenue. Here, a stained natural brown wood-paneled door, with one upper sash light, is set within a small, deep, recessed entryway with a 2-step wooden floor. A boxed hood, supported by curved knee braces, projects out over the sidewalk above this entry. Two single-light fixed-pane storefront display windows, with transom lights, and wooden sills, penetrate the wall to the northwest of the entry door. A large wooden signband advertising the "Steamboat Shoe Market" extends over these windows and entry. Above the signband, the upper wall surface is clad with painted green horizontal weatherboard siding, with painted red and yellow wood panels. A parapet wall, with a raised center section, extends above the roof line, and is adorned with a dentil course.

A glass-in-steel-frame door enters into the "Yampa Valley Sound Company" near the southwest end of the southeast elevation, facing onto 9th Street. This end of the southeast elevation is also penetrated by a set of paired fixed-pane windows, and the wall surface here is clad with painted cream white horizontal weatherboard siding, over concrete block construction.

The southwest (rear) elevation is made of unpainted concrete blocks. The rear elevation is penetrated by a steel service entry door, and by two large window openings which have been filled with plywood.

The upper front portion of the northwest (side) elevation is clad with a red brick veneer. The rear portion of this elevation features unpainted concrete block walls.

22. Architectural style: **Modern Movements**
 Building type:
23. Landscape or special setting features: **This building is located at the western corner of Lincoln Avenue (U.S. Highway 40) and 9th Street in downtown Steamboat Springs.**
24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1910**
 Source of information: **"Milner Bank." Steamboat Pilot, August 31, 1910.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Milner Bank and Trust Company**
 Source of information: **"Milner Bank." Steamboat Pilot, August 31, 1910.**

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29. Construction history:

The original portion of this building was constructed as the "Milner Building" for the Milner Bank and Trust Company, in 1910. The *Steamboat Pilot* reported on the building's construction on August 31, 1910:

Work has commenced on the Milner building at Ninth Street and Lincoln Avenue. The building will be of pressed brick and one story in height. It will be 50 x 80 feet and contain three store rooms, two fronting Lincoln Avenue and the other facing Ninth Street.

The *Pilot* then ran another article regarding the "Milner Block" and other on-going construction projects on October 5, 1910:

Work on the handsome Milner block at Ninth and Lincoln Avenue is progressing and in a few weeks Lincoln Avenue will have had another substantial business block added to its long chain of fine buildings.

The Milner Bank and Trust Company failed in the late 1910s, and by the 1920s, the building had been converted into an automobile garage. It eventually became a Buick and Chevrolet dealership which existed here until the late 1960s. In the early 1970s, the building was then retrofitted for new retail uses. A 50' by 60' addition to the rear of the original building probably dates to the late 1960s or early 1970s.

30. Original location: Moved: _____ Date of move(s): N/A

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Financial Institution**
32. Intermediate use(s): **Commerce and Trade (Automobile Dealership)**
33. Current use(s): **Commerce and Trade/Specialty Store**
34. Site type(s): **Single-story commercial building.**

35. Historical background:

The original portion of this building was constructed in the autumn of 1910, for the Milner Bank and Trust Company. Founded in 1889, Milner Bank and Trust was Steamboat Springs' first financial institution. In its early twentieth century advertising, the company proudly proclaimed that it was: "The Oldest Bank in Northwestern Colorado - est. 1889." Francis E. (F.E.) Milner was the bank's founder and president. The new building is depicted on the July 1911 Sanborn map, which is shown with a corner entry facing the intersection of Lincoln Avenue and 9th Street. The bank was located in the southeast half of the building, while (according to the 1911 and 1920 Sanborn maps) the northwest half was a "billiards" hall. Oral tradition in Steamboat Springs has it that Charlie Boyles operated a saloon in this building during its early years. Boyles may have been the proprietor of the Billiards hall which may also have been a saloon.

The Milner Bank and Trust Company failed in the late 1910s, and by the 1920s, this building's primary use was as an automobile garage, operated by George Allen. In time, this business evolved into an automobile dealership, which by the 1950s, had become Bash Buick and Chevrolet. By 1965, Bash Buick and Chevrolet had given way to McKinlay Motors, a Chevy dealership, at this location.

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Steamboat Springs telephone directories indicate that by 1970, McKinlay Motors was no longer in business, and that this property was not then in use. The building was then remodeled for new retail uses in the early 1970s. In 1975, Inside Edge Sports and the Mountain Heritage Steakhouse were located in the newly-refurbished building. Retail tenants here in the early 1980s included Inside Edge Sports, CJ's Cafe and Restaurant, and Sore Saddle Cyclery. W. Anderson and Friends Restaurant operated in the portion previously occupied by CJ's, in the late 1980s and early 1990s. Later in the 1990s, the Colorado Country Store, a subsidiary of the Vermont Country Store, was located in the building's northwest half, previously occupied by the restaurants. Current (2007) retail tenants include: the Steamboat Art Company (in the front part of the southeast half at 903 Lincoln Avenue; the Steamboat Shoe Market (in the front part of the northwest half at 907 Lincoln Avenue), and the Yampa Valley Sound Company (in the rear portion with access from 9th Street.).

36. Sources of information:

Alexandroff, Marty. "Colorado Cultural Resource Survey Architectural Inventory Form." February 1996, on file with the City of Steamboat Springs, and the Colorado Historical Society Office of Archaeology and Historic Preservation.

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>. "Milner Building." *Steamboat Pilot*, August 31, 1910, p. 7. "Steamboat Springs Center of Much Activity." *Steamboat Pilot*, October 5, 1910, p. 7.

Fourteenth Census of the United States, 1920, Routt County, Colorado, Precinct 1, Steamboat Springs.

Klein, Naomi. "Colorado Cultural Resource Survey Inventory Record." May 1981, on file with the City of Steamboat Springs, and the Colorado Historical Society Office of Archaeology and Historic Preservation.

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2007. On file at the Denver Public Library, Western History Department.

Routt County Assessor, Commercial Property Appraisal Record.

Sanborn Insurance maps for Steamboat Springs, July 1911, June 1920.

Thirteenth Census of the United States, 1910, Routt County, Colorado, Precinct 1, Steamboat Springs.

Twelfth Census of the United States, 1900, Routt County, Colorado, Precinct 1, Steamboat Springs.

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

38. Applicable National Register criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with the lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

Steamboat Springs Standards for Designation:

- | | |
|----------------|--|
| Not Applicable | A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States. |
| Not Applicable | B. Its location as a site of a significant historic event. |
| Not Applicable | C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County. |
| Not Applicable | D. Its exemplification of the cultural, economic, social, or historic heritage of Routt County. |
| Not Applicable | E. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. |
| Not Applicable | F. Its embodiment of distinguishing characteristics of an architectural type or specimen. |
| Not Applicable | G. Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County. |
| Not Applicable | H. Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation. |
| Not Applicable | I. Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif. |
| Not Applicable | J. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County. |

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National: State: Local:

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42. Statement of significance:

This building was historically significant for its associations with Steamboat Springs' commercial growth - for its original use in the 1910s as the Milner Bank and Trust Company, and for its later historic use, beginning in the 1920s, as an automobile garage and dealership. The building may also have been architecturally significant for its early twentieth century architectural style. This significance was lost, however, when the building was substantially rebuilt, probably in the early 1970s. As a result, this building is ineligible for individual listing in the National Register of Historic Place, and ineligible for individual listing in State Register of Historic Properties. It may also be considered ineligible for listing on the Routt County Historic Register, and as a non-contributing resource within a potential National Register historic district..

43. Assessment of historic physical integrity related to significance:

This building displays a below-average standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. No tangible visual evidence of the historic building remains in evidence.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? Yes No

Discuss: **Historic buildings in the core area of downtown Steamboat Springs may collectively possess the historical and/or architectural significance, and display sufficient physical integrity, to comprise a National Register historic district.**

If there is National Register district potential, is this building: Contributing Noncontributing N/A:

46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #s 10, 12, 14, Images 174, 216-219, 246, 247** CDs filed at: **City of Steamboat Springs**
48. Report title: **Historic Building Inventory of Downtown Steamboat Springs** **137 10th Street**
49. Date(s): **05/18/07** **Steamboat Springs, CO 80477**
50. Recorder(s): **Carl McWilliams**
Timothy Wilder
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court**
Fort Collins, CO 80525
53. Phone number(s): **(970) 493-5270**

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Sketch Map



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Location Map

